

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATIONS OF THE
URBAN RENEWAL PLAN OF THE BEDFORD WEST
URBAN RENEWAL AREA PROJECT NO. MASS. R-182

WHEREAS, the Urban Renewal Plan for the Bedford West Urban Renewal Area, Project No. Mass. R-182, was adopted by the Boston Redevelopment Authority on February 8, 1973, and approved by the City Council on December 6, 1965; and

WHEREAS, Section 201 of Chapter XII of said Plan entitled "Modification" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the "Proposed Land Use Map" of said Urban Renewal Plan designates certain areas for rights of way and commercial and parking, which rights of way have changed as shown on the attached map; and

WHEREAS, Section 602(c)(5) provides for entrance lanes for each 300 parking spaces; and

WHEREAS, Section 603 provides for all frontages to be devoted to retail and commercial use; and

WHEREAS, Section 603 provides for a minimum FAR of 3; and

WHEREAS, Section 603 provides for a maximum of 700 spaces if Hayward Place garage is removed and further that an enclosed parking structure with a maximum of 300 spaces will be permitted as part of the redevelopment; and

WHEREAS, Section 603(b) provides for parking access from Norfolk Place and Harrison Avenue Extension only; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposed changes further the objectives of the Urban Renewal Plan; and

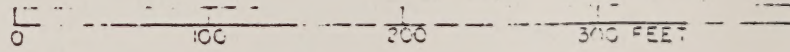
WHEREAS, the Boston Redevelopment Authority has determined that the proposed changes will aid in reversing the economic decline of the older commercial sector of the City; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposed changes will help to regulate access to off street parking and loading areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Land Use Map", as amended, of the Bedford West Urban Renewal Plan is hereby further amended by changing the area indicated on the attached map from commercial and parking to rights of way commercial and parking, and rights of way to commercial and parking, a use which expressly permits the construction, maintenance replacement and continued existence of the Lafayette Place Development.
2. That Section 602(c)(5) shall now read: "All parking structures shall be designed so as to have the capacity for providing one entrance lane for each 300 parking spaces provided."

3. That Section 603 shall now read: "Permitted uses: Retail commercial, office, and parking. Ground floor on Washington Street to be devoted to retail commercial.
4. That Section 603 shall now read: "FAR: Maximum 10."
5. That Section 603 shall now read: "Parking: Maximum 700 spaces if adjacent Hayward Place garage is removed."
6. That Section 603(a) and (b) shall now read: "Other Requirements:
 - (a) Service access from Chauncy Street and Avenue de Lafayette only;
 - (b) Parking access from Chauncy Street and Avenue de Lafayette only"
7. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
8. That it is hereby found and determined that these minor modifications of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
9. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
10. The Urban Renewal Plan as modified has been reviewed by the Authority and has been found to conform to the objectives, plan and priorities established in the Workable Program for Community Improvement.
11. The Authority finds that the major land uses, major circulation system, and major public uses and facilities shown in the modified urban renewal plan conform to those in the general plan for the development of the locality as a whole.
12. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.



- PROJECT BOUNDARY
- COMMERCIAL AND PARKING
- APPROXIMATE LOCATION OF PROPOSED RIGHT OF WAY

PROPOSED LAND USE

August, 1979

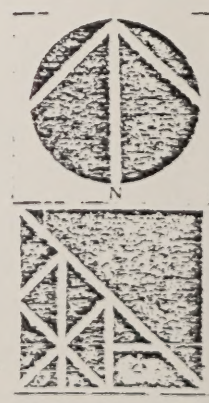
Map No. 2

CBD BEDFORD - WEST

URBAN RENEWAL AREA

MASSACHUSETTS R-

Boston Redevelopment Authority



A-1607

August 23, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATION OF THE
BEDFORD WEST URBAN RENEWAL PLAN
PROJECT NO. MASS. R-182

There are several minor modifications of the Bedford West Urban Renewal Plan. These changes are the result of the new street layout, Avenue de Lafayette, and the discontinuances of other streets abutting the Urban Renewal Area.

The substance of the modifications are as follows: (1) changing the land use map to reflect the new street, (2) changing the requirement of the parking facility to provide for the capacity of an entrance lane for every 300 cars within the parking facility, (3) requiring retail commercial frontages on Washington Street instead of all frontages, (4) deleting the FAR minimum, (5) deleting the maximum enclosed parking spaces within the Urban Renewal Area, and (6) relocating service and parking access to better meet the objectives of the urban renewal plan.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan and authorizing the Director to proclaim the modification.

Attachment

